Reviewed 4/27/20
by Caleb Miller

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

JcwM 1. Name of proposed project, if applicable: **WSDOT Dayton Avenue Building**

JcwM 2. Name of applicant: **Chris Linden, WSDOT HQ Capital Facilities**

PLN 190228

3. Address and phone number of applicant and contact person:
7345 Linderson Way SW
Tumwater WA 98501
360-705-7867
Chris Linden

4. Date checklist prepared: **March 23, 2020**

5. Agency requesting checklist: **City of Shoreline**

6. Proposed timing or schedule (including phasing, if applicable): **The project is anticipated to start in March 2020 and continue through December 2020.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- **Geotechnical Engineering Design Report, Dayton Avenue RHQ Building Renovation in Shoreline, Washington, by Hart Crowser on June 26, 2019.**
- **Infiltration Analysis and Steep Slope Critical Areas Addendum, Dayton Avenue RHQ Building Renovation in Shoreline, Washington, by Hart Crowser on February 11, 2020.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known

10. List any government approvals or permits that will be needed for your proposal, if known.

- **City of Shoreline Site Development Permit**
- **City of Shoreline ROW Permit**
- **City of Shoreline Building Permit**
- **City of Shoreline Fire Protection Permit**
- **City of Shoreline Plumbing and Mechanical Permits**
- **Department of Ecology Construction Stormwater Permit**
- **King County Health Permit**
- **L&I Electrical Permit**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project is for the site improvements associated with tenant improvements at an existing building and a new stand-alone storage building for the Washington State Department of Transportation (WSDOT) facility. Site improvements include ADA parking modifications and accessible routes of travel to building entrances;

reconfiguration of existing parking areas to provide additional parking stalls; electric vehicle charging stations; storm drainage improvements; water and sewer connections to the new building; and pavement restoration. Right-of-way improvements along the project frontages, including drainage, are also required.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

JCWM

The project is located at 15700 Dayton Ave N, Shoreline, WA 98133 (parcel #1826049013). The site is bounded by Dayton Avenue N to the west, N 160th Avenue to the north, and N 155th Street to the south.

Legal Description:

POR OF S 1/2 OF NW 1/4 DAF BEG NXN S MGN OF N 160 ST & E MGN DAYTON AVE N TH N 89-39-04 E 407.95 FT TH S 0-20-56 E 95 FT TH S 27-54-06 W 31.69 FT TH CURVE LFT RAD 320 FT C/A 52-31-05 DIST 291.64 FT TH S 52-34-01 E 168.87 FT TH S 37-25-59 W 462.18 FT TH S 0-50-21 E 225.96 FT TH SELY ALG CURVE OF 140 FT RADIAL CTR WCH BEARS S 0-50-21 E 140 FT DIST 221.16 FT C/A 90-30-38 TAP OF TANGENCY TH S 0-19-43 E TO N LN N 155 ST TH S 89-00-46 W TO E LN DAYTON AVE N TH N 0-50-21 W ALG SD E LN TO BEG LESS POR THOF CONVEYED TO KING CO BY DEED REC NO 9512011251; TGW LOT 8 PLAT OF AURORA SQUARE

B. Environmental Elements [HELP]

1. *Earth* [help]

JCWM a. General description of the site:

(circle one): **Flat**, rolling, hilly, **steep slopes**, mountainous, other _____

JCWM b. What is the steepest slope on the site (approximate percent slope)? **89%**

JCWM c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Per the geotechnical report, soils at the site consist of 4 to 15 feet of fill over native material. The fill soils are medium dense silty sand to silty sand with gravel. The native soils are very dense, poorly graded sand with varying amounts of silt and gravel and silty sand.

JCWM d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Site grading will be required to accommodate the frontage improvements as well as ADA access and excavation for utilities. The approximate quantity of excavation is 6,000 cubic yards and the approximate quantity of fill is 3,500 cubic yards. The excess material will be disposed of at an appropriate disposal facility. Material imported to the site for fill will be from an approved source.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur as a result of clearing and construction activities; however, the contractor will be required to implement the temporary erosion and sediment control plans during construction to reduce erosion potential. Once the project construction is complete, the site will be stabilized with permanent measures such as paving, buildings, and landscaping to eliminate continued erosion potential.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 61% of the site will be covered with impervious surface at completion of the project, not including work within the public ROW.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A temporary erosion and sediment control (TESC) plan will be prepared as part of the design drawings and will be implemented by the contractor during construction to reduce the potential for site erosion and sediment laden water leaving the site. The TESC plan will include items such as a stabilized construction entrance, silt fencing, catch basin insert protection, sediment ponds, requirements for stockpiles, temporary stabilization measures, and dust control. In addition, a Construction Stormwater Pollution Prevention Plan (SWPPP) that and turbidity monitoring will be implemented in accordance with the City of Shoreline, and NPDES permitting requirements.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, emissions would include exhaust from construction equipment and vehicles and dust from earthwork activities. When the project is complete, emissions to the air will result from exhaust from vehicles.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Measures to control emissions during construction will be to limit vehicle and equipment idling when not in use and to provide dust control measures such as a stabilized construction entrance and sprinkling the site during earthwork operations.

3. *Water* [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater will not be withdrawn as part of this project.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff from the project site will be collected in a series of catch basins and pipes. Runoff from pollution generating impervious surfaces such as parking

lots and driveways will be routed into water quality facilities to provide enhanced treatment prior to discharging into a flow control facility. Runoff from non-pollution generating impervious surfaces such as roofs will discharged directly into the flow control facilities.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No. All waste materials will be properly handled and disposed of therefore it is unlikely that waste materials could enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No. The existing drainage patterns will remain the same in the developed conditions.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Proposed measures to reduce or control stormwater runoff impacts include implementing an erosion and sediment control plan during construction and providing permanent water quality and flow control facilities to manage stormwater in accordance with City of Shoreline from the completed project.

*4. **Plants*** [help]

a. Check the types of vegetation found on the site:

_X_deciduous tree: alder, maple, aspen, other
_X_evergreen tree: fir, cedar, pine, other
____shrubs
_X_grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
A number of evergreen and deciduous trees will be removed to facilitate installation of the required frontage improvements as well as to provide additional parking onsite.

c. List threatened and endangered species known to be on or near the site.
None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Native plants will be used for native shrub planning area, erosion control and slope stabilization planting and bioretention area planting.

e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan Blackberries, Scotch Broom, and English Ivy are visible on and around the project site.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, eagle, **songbirds**, other: **Crows, woodpecker, stellar jay, winter wren, juncos, red crossbill, chesnut back chickadee, Swainson's thrush, Townsend's warbler**
mammals: deer, bear, elk, beaver, other: **Squirrels, chipmunk**
fish: bass, salmon, trout, herring, shellfish, other: **None**

b. List any threatened and endangered species known to be on or near the site.
None known.

c. Is the site part of a migration route? If so, explain.
No.
Pacific Flyway - Western US

d. Proposed measures to preserve or enhance wildlife, if any:
Existing trees will be retained to the extent feasible.

e. List any invasive animal species known to be on or near the site.
None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
The project will provide partial replacement of existing electrical, and gas fired mechanical heating and cooling equipment with high efficiency heating and cooling equipment to meet the projects energy needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Project energy conservation measures for the Dayton building tenant improvement include replacement of all existing exterior windows with a high performance exterior window glazing system, installation of a new interior perimeter insulated furring wall assembly on all floors of the building, and a new insulated roof assembly to bring the building up to current Washington State Energy Code requirements.

7. *Environmental Health* [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
Known and discovered asbestos and other hazardous materials will be abated during demolition

1) Describe any known or possible contamination at the site from present or past uses.
None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None known.

4) Describe special emergency services that might be required.
None. Fire Department requirements will be observed.

5) Proposed measures to reduce or control environmental health hazards, if any:
Abatement procedures will comply with EPA regulations and guidelines.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None known.
Traffic

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short-term noise will result from construction activities during hours consistent with City of Shoreline permitting parameters. Long-term noise typical of an office building site.

3) Proposed measures to reduce or control noise impacts, if any:
Construction methods and schedule will be in accordance with City of Shoreline guidelines for noise mitigation. All mechanical equipment will meet City of Shoreline noise level requirements.

8. *Land and Shoreline Use* [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently used as an office complex by WSDOT. Adjacent land uses are residential and commercial. The proposal will not affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

There are two existing office buildings at the site.

d. Will any structures be demolished? If so, what?

No existing structures will be demolished.

e. What is the current zoning classification of the site?

Mixed business

f. What is the current comprehensive plan designation of the site?

Mixed Use 1

g. If applicable, what is the current shoreline master program designation of the site?

N/A. The project is not within a shoreline master program area.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes. There are steep slopes along the southwest and south portion of the site.

→Landslide Hazards (Mod-to-High-Risk & Very High-Risk)

i. Approximately how many people would reside or work in the completed project?

Approximately 700 people will work in the completed project.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

There are no displacements resulting from this project.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No change to present use.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

√CWM **There are no impacts to agricultural and forest lands of long term commercial significance.**

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

√CWM **None.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

√CWM **None**

c. Proposed measures to reduce or control housing impacts, if any:

√CWM **None**

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

√CWM **The tallest height of the proposed storage building structure is 24.5 feet. The tallest height of any existing structure onsite is the the Transporation Management Center radio tower at 160-feet tall. The principal exterior building material for the storage building is metal siding.**

b. What views in the immediate vicinity would be altered or obstructed?

√CWM **None**

b. Proposed measures to reduce or control aesthetic impacts, if any

√CWM **None.** New structure shall comply w/ Commercial Design Standards

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

√CWM **Parking lot lighting is used during non-daylight hours.**

b. Could light or glare from the finished project be a safety hazard or interfere with views?

√CWM **No known safety hazards or interference with views from project lighting.**

c. What existing off-site sources of light or glare may affect your proposal?

√CWM **None known**

d. Proposed measures to reduce or control light and glare impacts, if any:

√CWM **New lighting will utilize cut-off shields to help prevent light spill from the site.** Compliance w/ SMC Outdoor Lighting standards (SMC 20.50.240(H))

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
None.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
There are no impacts on recreation resulting from this project.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
None known

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
There are no impacts to cultural and historic resources.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
There are no impacts to cultural and historic resources.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The site is bounded by N 160th Street to the north, Dayton Avenue N to the west and N 155th Street to the south. An accessible pedestrian access to the site from Dayton Avenue N is proposed.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
King County Metro Transit provides public transit service within King County. There are two existing bus stops on Dayton Avenue N that will be reconstructed as part of this project.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
The proposed project will have approximately 669 parking spaces, including 150 stalls designated for service fleet vehicles.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

√ cwm

Frontage improvements including a new wider sidewalk and ADA ramps on N 160th Street, new curb, gutter, a wider sidewalk, and bike lane on Dayton Avenue N, and a new sidewalk on N 155th Street will be provided as part of this project.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

√ cwm

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

√ cwm

Based on a Parking Demand Study completed by Walker Consultants on October 28, 2019, the existing estimate PM Peak Hour weekday vehicle trips at the site are 371. As a result of the proposed project, the estimated PM Peak Hour Weekday vehicle trips are 479, for a total increase of 108 PM Peak Hour vehicle trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

√ cwm

No.

h. Proposed measures to reduce or control transportation impacts, if any:

√ cwm

None.

↳ Transportation Impact Fees, Frontage improvements

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

√ cwm

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

√ cwm

None.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

√ cwm

All listed above except septic.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

√ cwm

A new domestic and fire service will be tapped off the existing 8-inch water service loop at the site. Water service is provided by Seattle Public Utilities. A new side

sewer will be installed to serve the new building. Sewer service is provided by Ronald Wastewater District.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee CHRIS LINDEN

Position and Agency/Organization WSDOT PROJECT MANAGER

Date Submitted: 3/25/20